

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Nowra Street, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$900,000

Median sale price

Median price \$975,000

House

X

Unit

Suburb

Moorabbin

Period - From 01/10/2018

to

31/12/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	247 Chesterville Rd MOORABBIN 3189	\$900,000	16/10/2018
2	7 Gwenda Av MOORABBIN 3189	\$894,000	01/12/2018
3	32 Grandview Gr MOORABBIN 3189	\$875,000	20/12/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  1  4

Rooms: 6

Property Type: House (Res)

Land Size: 603 sqm approx

Agent Comments

First Time ever offered on the market.

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

December quarter 2018: \$975,000

Comparable Properties



247 Chesterville Rd MOORABBIN 3189 (VG)

Agent Comments

 3  -  -

Price: \$900,000

Method: Sale

Date: 16/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 656 sqm approx



7 Gwenda Av MOORABBIN 3189 (REI)

Agent Comments

 4  2  4

Price: \$894,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 542 sqm approx



32 Grandview Gr MOORABBIN 3189 (REI)

Agent Comments

 3  1  2

Price: \$875,000

Method: Private Sale

Date: 20/12/2018

Rooms: -

Property Type: House